

All, 10718 105 Avenue
Fairview, Alberta

MLS # A2102454



\$320,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	3,622 sq.ft.	Age:	1965 (59 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.27 Acre		
Lot Feat:	-		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Income property opportunity! 4 units, each with its own entryway. Each unit is laid out as a 3-level split with a kitchen, dining, and livingroom on the main level, 2 bedrooms and a bathroom up, and a bedroom, storage room and laundry room in the basement. Each unit has its own fenced yard area. The property can be mortgaged as a personal residence if you personally occupy one unit. The remaining units can be rented out to pay the mortgage payment while you save your working income toward your future dream. 3 units rent at \$1300.00 per month including utilites and the other is rented for \$800.00 plus utilities. Gross monthly rent is \$4,700.00 per month and the average monthly utility costs are \$ 1,116.08 for the year of 2023. Call your Realtor for more information.